



ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is www.sloplanning.org.

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of May 29, 2008

Paso Robles Area

Quorum Major Grading Permit. Request by Quorum Realty for a major grading permit to establish a sod farm over a 13.6-acre area, which will result in approximately 88,900 cubic yards of cut and 83,500 cubic yards of fill material on two parcels, totaling approximately 94 acres. The proposed project is within the Residential Suburban and Agriculture land use categories and is located on the west side of South Vine Street, approximately 1,300 feet north of Highway 46 (West), west of the City of Paso Robles. The site is in the Salinas River planning area. ED06-231 (PMT2005-03635)

Paso Robles Area

Hollister Family Trust Lot Line Adjustment. Request by the Hollister Family Trust for a Lot Line Adjustment (COAL06-0247) to adjust the lot lines between 4 parcels of 1.40, 3.66, 1.40, and 6.51 acres each. The adjustment will result in 4 parcels of 1.40, 1.40, 4.84, and 5.33 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located at 35 Whitley Gardens Drive, located on the south side of Highway 46 and located at the intersection of Highway 46 and Whitley Gardens Drive. The proposed project is located in the community of Whitley Gardens approximately 5 miles east of Paso Robles. The site is in the Shandon-Carrizo planning area. ED07-117 (SUB2006-00114)

Templeton Area

Johnson Major Grading Permit. Request by Charles and Michelle Johnson for a Major Grading Permit to grade for a driveway and building pad to accommodate a single family residence. The proposed driveway is approximately 1,900 feet in length. The proposed residence is approximately 5,761 square feet, with an attached 931 square foot garage and a 720 square foot deck. The project will involve 0.98 acres of site disturbance, including approximately 1,057 cubic yards of cut and 654 cubic yards of fill. Grading to widen the previous agricultural roads to approximately 16 feet has already occurred without permits, totaling an estimated 30,000 square feet. The proposed project would formally permit this grading, and also accommodate additional grading in order to bring the driveway access to Cal Fire standards, and to construct the building pad. The proposed project is within the Residential Rural land use category. The project site is located towards the end of Venice Road, approximately 0.72 miles from Spring Creek Road, approximately 6.9 miles east of the community of Templeton. The site is in the El Pomar-Estrella planning area. ED07-271 (PMT2006-00435)

Santa Margarita Area

Leasburg Tentative Parcel Map. Request by Julie Leasburg for a tentative parcel map (CO07-0120) to subdivide an existing 5.43-acre parcel into two parcels of 2.86 and 2.57 acres each for the purpose of sale and/or development. The project will result in the disturbance of approximately 15,400 square feet of the proposed 2.57-acre parcel due to future development of a residence, and approximately 21,600 square feet of road/driveway improvements. The proposed project is within the Residential Suburban land use category. The project is located at 9289 Santa Margarita Road, approximately 2,700 feet west of El Camino Real, north of the community of Santa Margarita, in the Salinas River planning area. ED07-215 (SUB2006-00218)

Cayucos Area

REVISED Negative Declaration for DeCicco Tract Map. Request by Franco DeCicco for a Tract Map, Development Plan, Variance and Coastal Development Permit (SUB2005-00241/DRC2006-00064) to create a mixed-use development on four existing parcels totaling 0.64 acres. The development would include four residential condominiums totaling 10,500 square feet, plus courtyards and decks; a motel consisting of 18 two-bedroom units totaling 18,780 square feet, plus decks; 2,245 square feet of hospitality and service areas; 9,060 square feet of common area; and subterranean parking. The Variance request would waive Planning Area Standard 1 for the Cayucos Commercial Retail land use category which requires architecture in commercial zones to be either Western or Victorian style. The proposed project is within the Residential Multi-Family and Commercial Retail land use category at the northeast corner of Ocean Boulevard and Old Creek Road, in the Estero planning area. ED06-227 (SUB2005-00241)